

Revised Condition

Item No. 3a

Bowman Variance

PA2011-099

Bowman Variance (PA2011-099)

Item No. 3

Revise Condition No. 11

In the event the alley is improved in the future, or if the City decides to utilize the alley right-of-way for any reason for which the City in its sole and absolute discretion determines that the deck and guardrail should be removed, the property owner is required, at their own expense, to remove the deck and guardrail encroachment within the rear 5-foot alley setback. Should the property owner fail to remove the deck and guardrail encroachment in a timely manner, the City may remove the deck and guardrail encroachment and recover the costs of removal from the property owner. The property owner shall not be entitled to any compensation from the City for the removed deck and guardrail.

PROJECT NAME
THE BOWMAN RESIDENCE

STATUS
REV 01

BA
BRANDON ARCHITECTS, P.C.

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smart design = better living

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**THE BOWMAN
RESIDENCE**
CORONA DEL MAR, CA 92625

TITLE SHEET

REVISIONS		
NO.	REVISION	DATE

JOB NO.	108-10
DATE	07/08/11

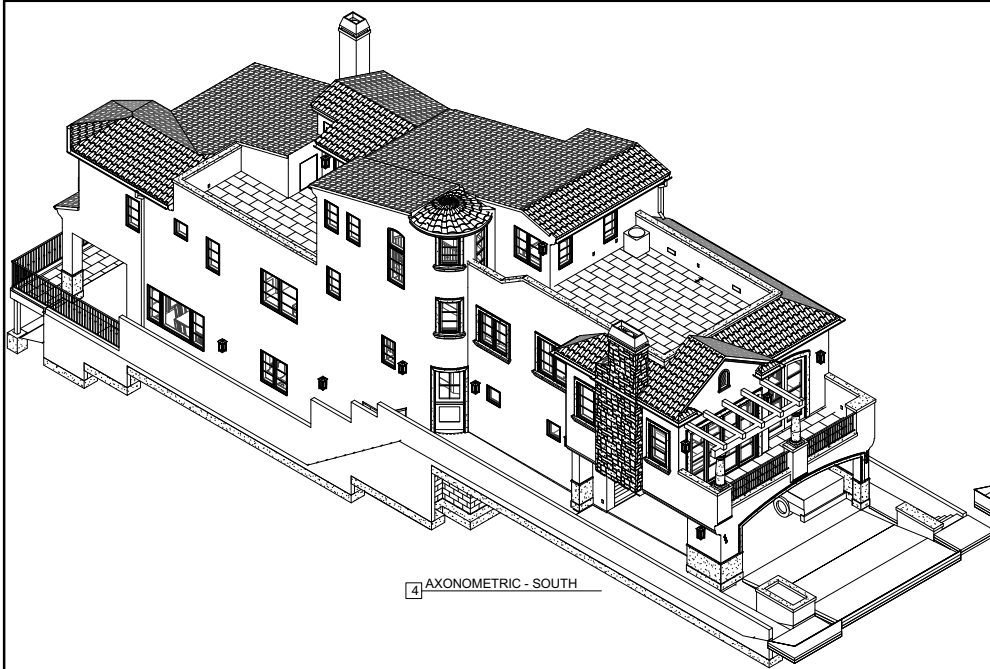
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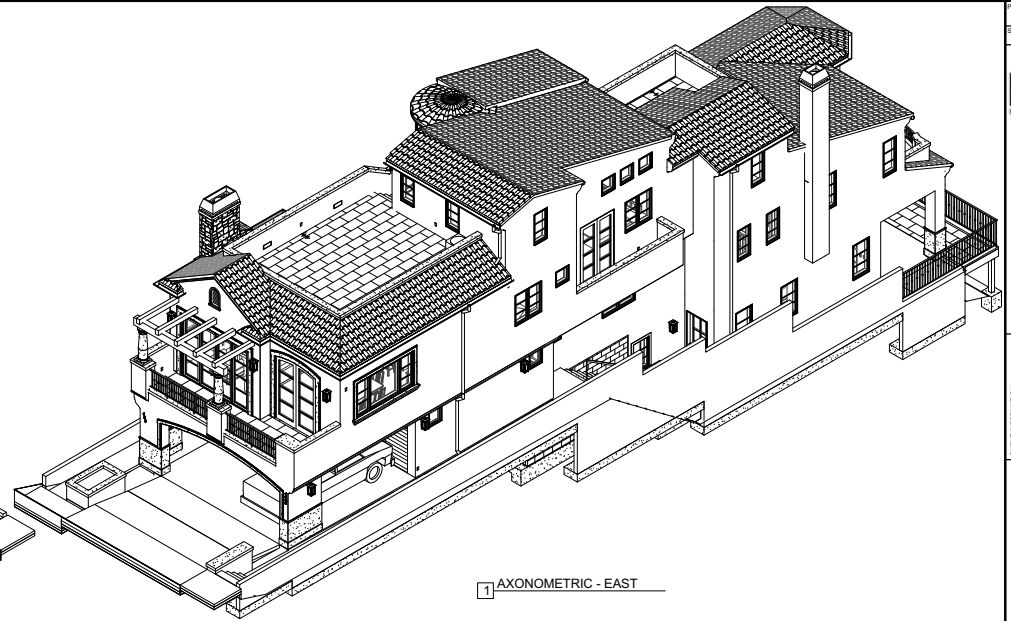


403 JASMINE AVENUE, CORONA DEL MAR, CA

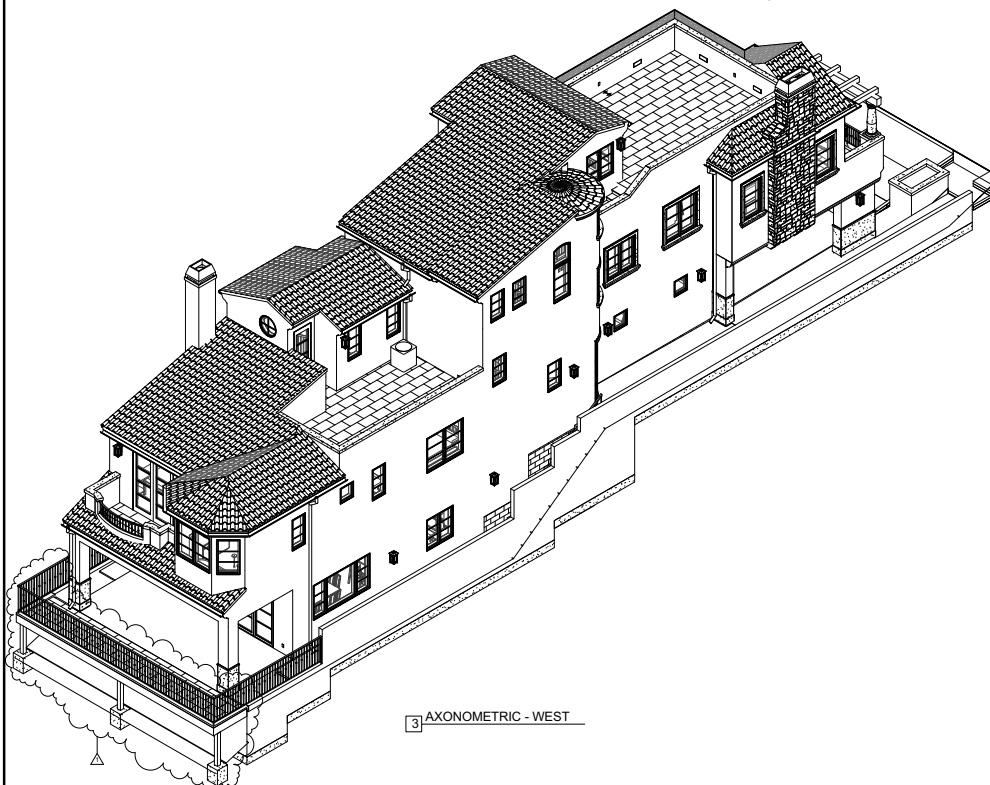
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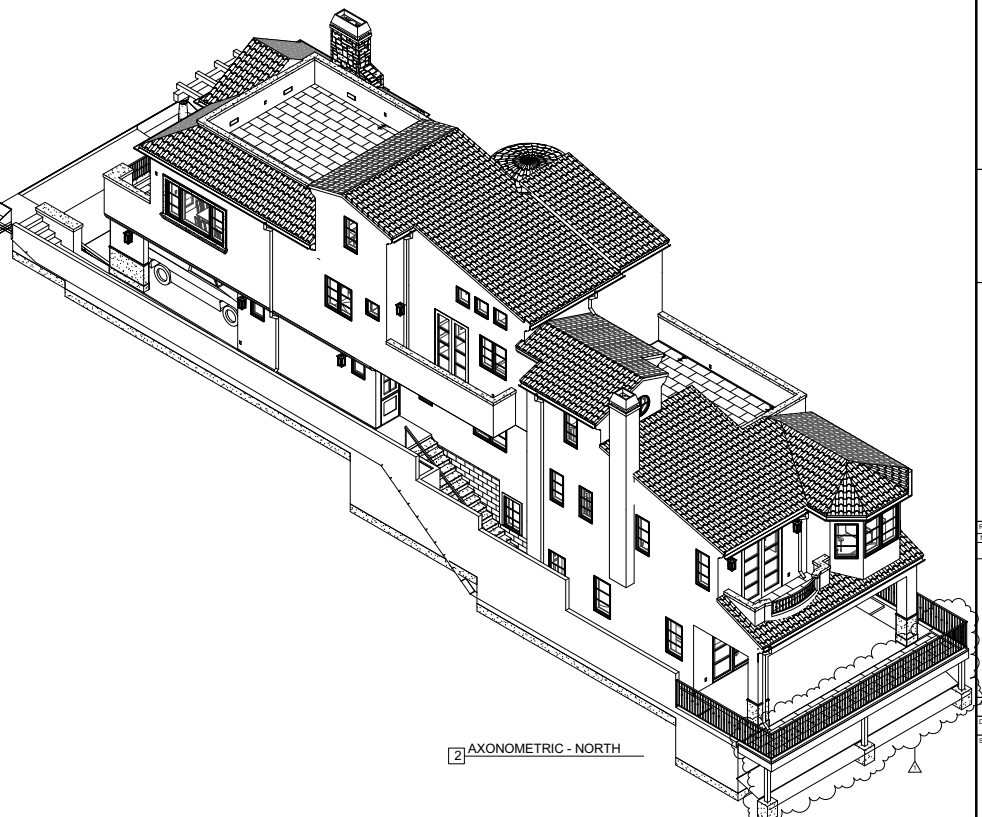
4 AXONOMETRIC - SOUTH



1 AXONOMETRIC - EAST

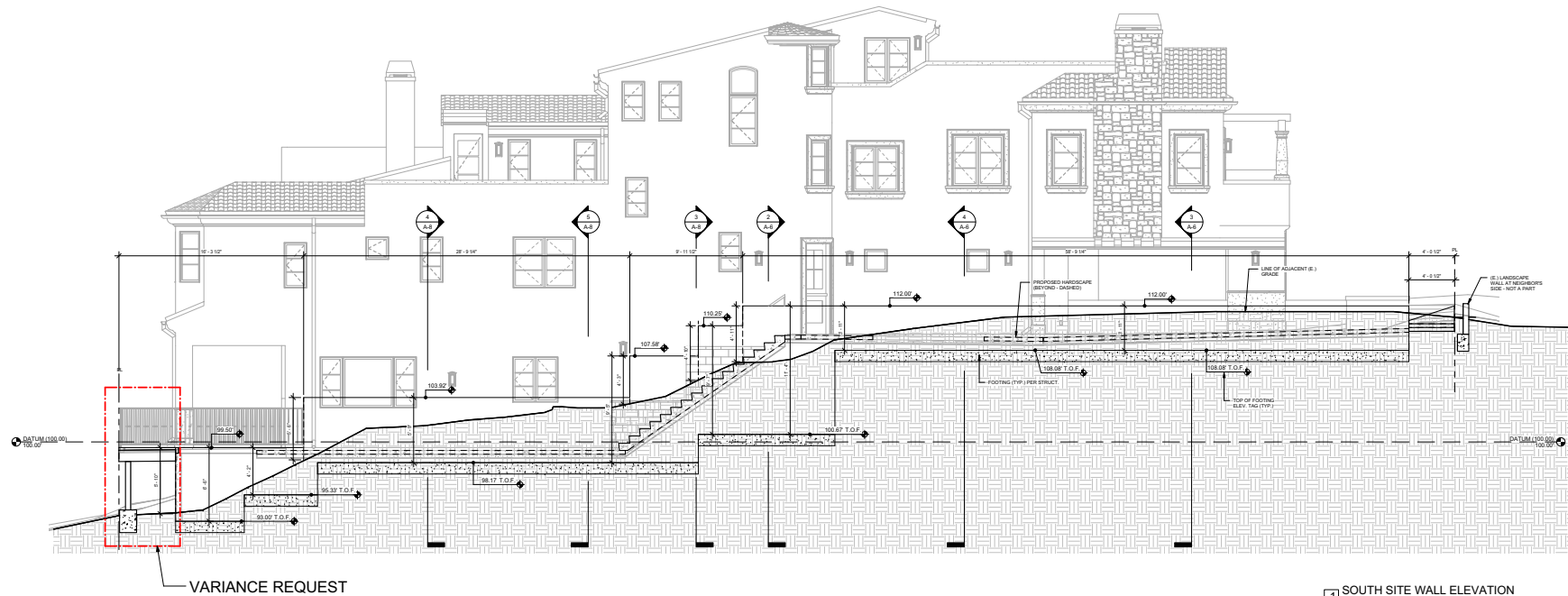


3 AXONOMETRIC - WEST

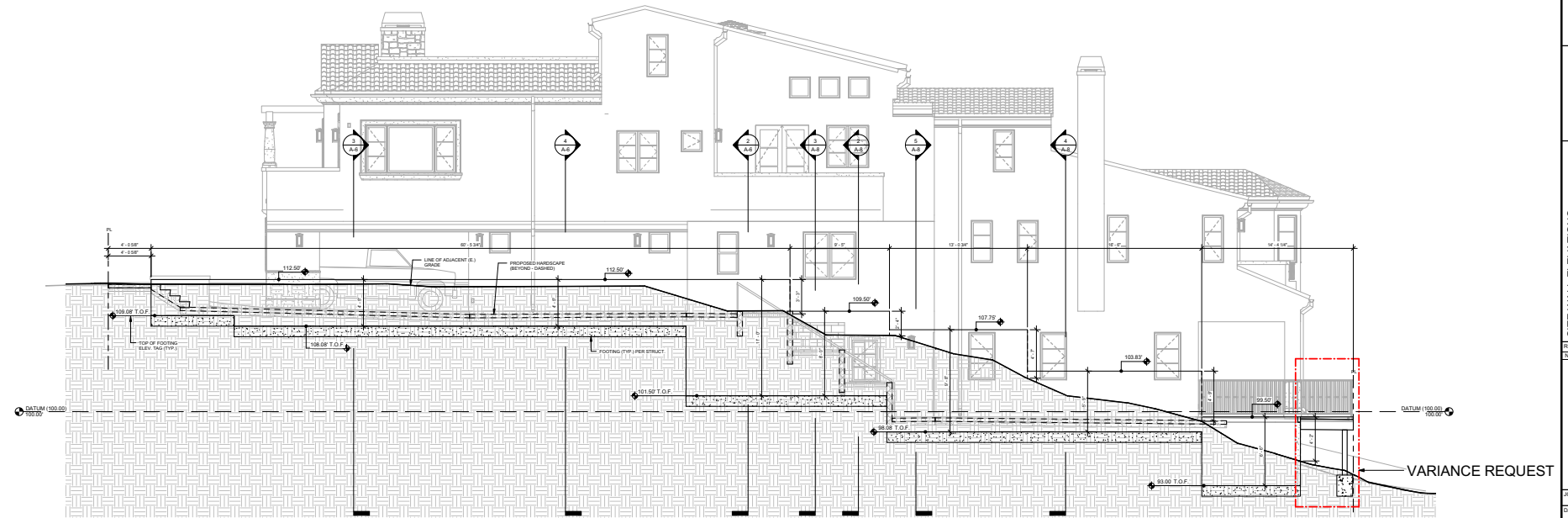


2 AXONOMETRIC - NORTH

PROJECT NAME THE BOWMAN RESIDENCE	
STATUS REV 01	
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THE BOWMAN RESIDENCE CORONA DEL MAR, CA 92625	
DOCUMENT VALID UPON	
ORIGINAL SIGNATURE	
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NO. 100 PREVISION (LOCAL)	DATE 07/08/11
NO. 100 PREVISION (LOCAL)	DATE 07/08/11
SHEET NO.	A-0



1 SOUTH SITE WALL ELEVATION
1/4" = 1'-0"

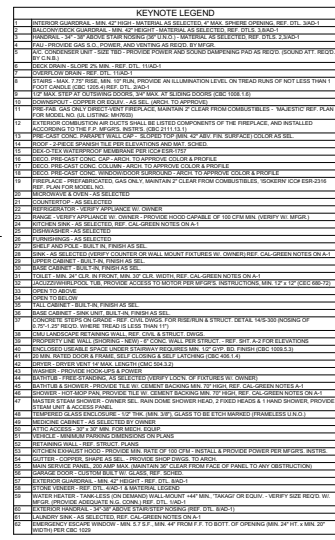


2 NORTH SITE WALL ELEVATION
1/4" = 1'-0"

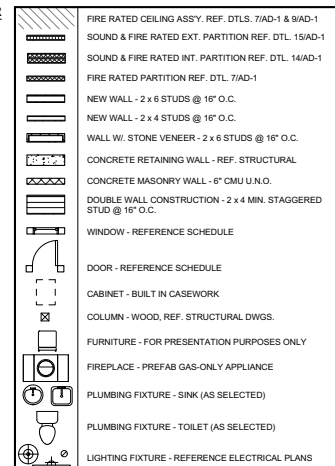
PROJECT NAME THE BOWMAN RESIDENCE	
STATUS REV 01	
 BRANDON ARCHITECTS, INC. 3001 Red Hill Ave. Bldg. 1 S.W. 102 Costa Mesa, CA 92626 P: 714.754.6404 F: 714.754.4034 WWW.BRANDONARCHITECTS.COM	
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REVISION	DATE
101	
JOB NO.	108-10
DATE	07/08/11
SHEET NO.	
A-2	



1 LOWER LEVEL - REAR UNIT FIRST FLR.
1/4" = 1'-0"



2 MAIN LEVEL - FRONT UNIT FIRST FLOOR
1/4" = 1'-0"



3 SECOND LEVEL FLOOR PLAN
1/4" = 1'-0"

PLAN LEGEND

CLIENT INFORMATION:

**THE BOWMAN
RESIDENCE**

DOCUMENT VALID UPON

ORIGINAL SIGNATURE

LOWER, MAIN & SECOND LEVEL
FLOOR PLANS

REVISIONS		
NO.	REVISION	DATE
1	VARIANCE (DECK)	07/07/11

JOB NO.

108-10

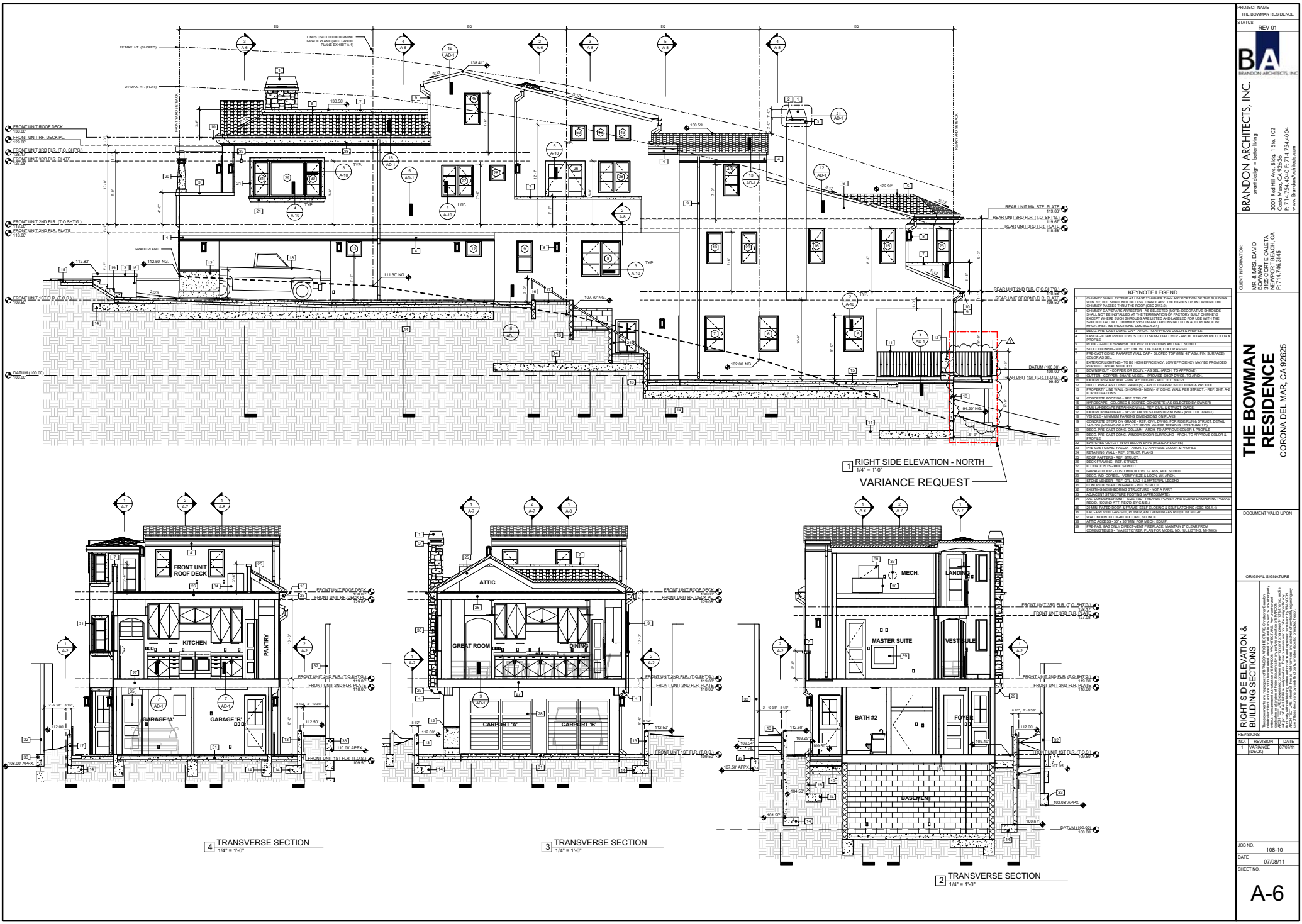
DATE 07/08/11

SHEET NO.

1.

A-3

No



PROJECT NAME
THE BOWMAN RESIDENCE

STATUS
REV 01

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NO. PREVISION DATE
1 VARIANCE 07/08/11

JOB NO. 108-10
DATE 07/08/11
SHEET NO.

A-6



KEYNOTE LEGEND	
14	EXTENDING LUGS TO THE HIGHEST POINT OF THE CEMENT BED TO BE INDICATED PER ELECTRICAL NOTE #33
15	PRE-CAST CONCRETE FLOOR - BRANCH TO ANNEALING COILS & PROFILE
16	CONCRETE FLOOR FINISH
17	DOOR BAY DIVIDER - REIN. STRIP
18	1.000 REINFORCING BAR
19	CEILING HANGERS - 1/2" GALV. MOUNT (AT 1' SPACING)
20	CEILING TIE - 1/2" INDEPENDENTLY VENTILATED AS SELECTED
21	CONCRETE - COVERED IN SCOTCH - 1/4" (SEE SECTION 051000)
22	TOILET - 8IN. 2" CL. 1/2" INFLTR. MIN. 1/4" CL. 1/2" INFLTR. REIN. C&G GREEN TIES @ 1' ON 1' SPACING
23	CEILING INSULATING FLOORING - 1/2" (SEE SECTION 051000)
24	ACCELERATED STRUCTURE FLOORING APPROXIMATE
25	CEILING INSULATING FLOORING - 1/2" (SEE SECTION 051000)
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